

RPAC Did That 2023 Legislative Wins

It is worth every dollar knowing RPAC led the charge on the passage of unprecedented pro-housing legislation in 2023, including:

- A bill requiring urban jurisdictions state-wide to allow homeowners to build up to two accessory dwelling units on their property.
- A bill allowing duplexes and triplexes in single-family zones. “This will go a long way to expanding housing inventory, especially the ‘Missing Middle,’” notes Gorton. “Duplexes, in particular, are a great first-time ownership prospect, with the potential rental income helping to pay the mortgage.”
- Three separate bills improving the permitting process, including speeding up timelines and codifying what issues can and cannot ‘stop the clock.’
- A ‘Right to Cure’ bill, giving developers a chance to correct any building defects in a condominium before a consumer can sue.
- RPAC also effectively thwarted proposed increases in the Washington State Real Estate Excise Tax, ensuring housing costs remain as low as possible for homeowners and potential buyers.

More of our recent legislative successes include:

- Ensured that Real Estate was exempt from Capital Gains Tax.
- While other businesses were stalled on the sidelines, REALTORS got back to work during the Covid-19 crisis in a way that was safe for you, and your clients. REALTORS were able to immediately clarify rules around property management and other affiliated services while other industries struggled to understand the regulations they were facing.
- Decreased the Real Estate Excise Tax by 15% on all sales under \$500,000- putting nearly \$1,000 back in your seller's pocket.
- Exempted REALTORS from a 20% increase in the B&O Tax you pay- putting \$250-\$500 back in the pocket of our members each year.
- Protected your Independent Contractor Status.
- Beat back a bill that would have required any in-house transactions to involve attorneys for both the seller and the buyer.
- Reformed Condo Liability Laws so that more affordable condominiums can be built.
- Passed a bill that encourages cities to allow responsible density- things like accessory dwelling units, duplexes, and triplexes in single family zones and more.